







2/47-49 Mirreen Drive, Tugun

Single Level, 3-Bed Duplex In Tugun

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An immaculately presented 3-bedroom duplex in Tugun!

Elevated off the street, yet no stairs inside! Drive into your single car garage with internal access to your duplex.

This property will suit a number of buyer groups including first home buyers, investors and downsizers who are seeking low-set and low maintenance.

With ducted air-conditioning throughout and an open plan kitchen / living space that attracts plenty of natural light. The kitchen comes with electric oven & cooktop, dishwasher and plenty of cupboard storage.

There are 3 spacious bedrooms, 2 with walk-in robes. The master connects to a jack & jill bathroom with bath tub, shower and separate toilet.

This property feels private, set back from the street and with lush gardens at the rear lit by garden lights at night.

FOR SALE
Contact Agent

AGENTS
Jo Lynch
0424 420 884
jolynch@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

This property is tenanted at $900 per week until 5th February 2027, however the tenant has confirmed he will vacate mid-Jan at the very latest (perhaps even sooner)

Features:
- Open plan living kitchen dining (tiled)
- Kitchen with dishwasher electric oven & cooktop
- Ducted air-conditioning throughout
- 3 bedrooms, 2 with walk in wardrobes, carpeted
- Bathroom with bathtub
- Separate toilet
- Secure single car garage with internal entry
- Laundry in garage
- Garden shed
- Solar electricity
- Solar hot water
- Security screens on doors & windows
- EV charger compatible in garage

Council Rates - approx. $2225 per annum
Water rates: approx. $353 per quarter (shared amongst 6 in complex)
Strata fees - approx. $65 per week (includes building insurance)
Rental appraisal: $900 per week (current rental income)
Tenanted until 5th Feb 2027, please chat to agent about tenant's plans to vacate sooner

School catchment:
Palm Beach Currumbin High School
Currumbin State Primary School

The Location:
- Beach - 2km
- Tugun Bowls Club, Hidden Gem Cafe and Foodworks - 1km
- John Flynn Private Hospital - 2.7km
- Tugun Village for shops, cafes, and restaurants - 2.5km
- Gold Coast International Airport - 4km
- Easy access to M1

To arrange your viewing, please contact LJ Hooker's Jo Lynch on 0424 420 884.

Disclaimer:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

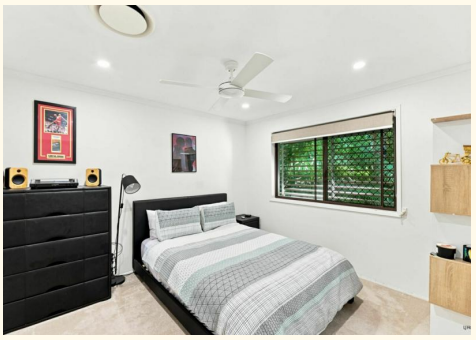
MORE DETAILS

Property ID	1X0NF47
Property Type	DuplexSemi-detached

Jo Lynch 0424 420 884
Sales & Marketing Specialist | jolynch@ljhookersgc.com.au

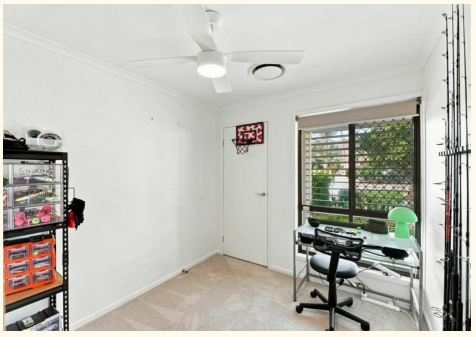
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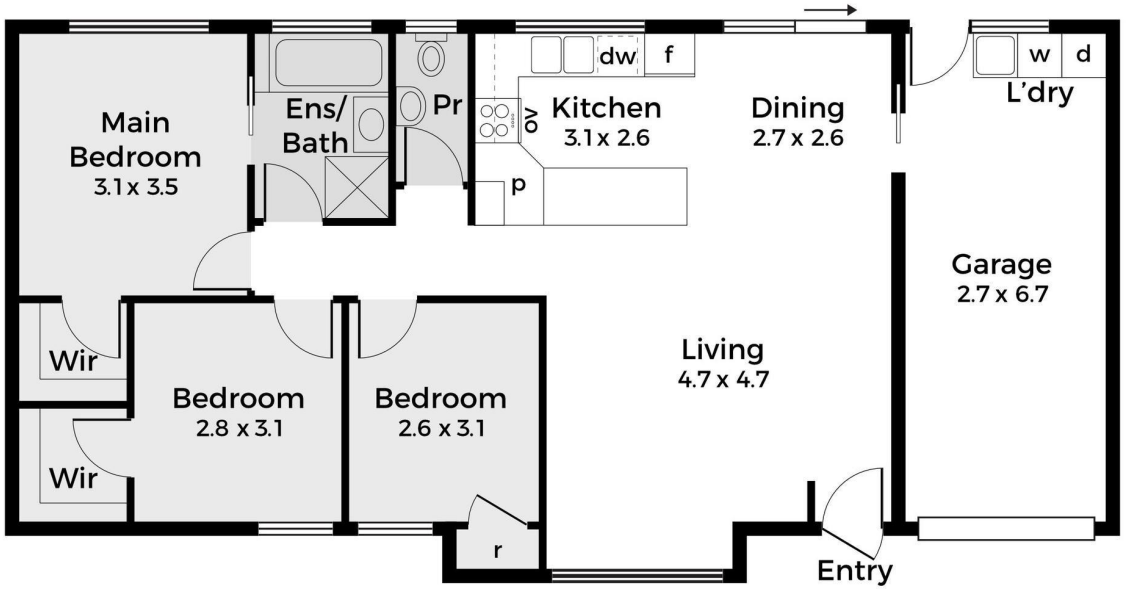
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LJ Hooker
Southern Gold Coast

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INTERNAL : 108M² I GARAGE: 18M² I TOTAL: 126M²

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